



OAKVILLE

**BROWNFIELDS COMMUNITY
IMPROVEMENT PLAN (CIP)**

PROGRAM OVERVIEW





OAKVILLE'S BROWNFIELDS CIP

The Town of Oakville has created a Brownfields Community Improvement Plan to encourage private sector reinvestment in brownfields that will bring environmental, economic, and social benefits to the community.

The program is a proactive approach to support the remediation and redevelopment of brownfields through three financial incentive programs.



WHAT IS A BROWNFIELD?

A brownfield is an abandoned, idle or underutilized property where past actions have caused known or suspected environmental contamination, but where there is an active potential for redevelopment.¹

¹ National Roundtable on the Environment and the Economy, 2003.

1. Environmental Study Grant (ESG) Program

The Environmental Study Grant (ESG) Program promotes the undertaking of environmental studies to collect more information on the type of contamination, and potential remediation costs on brownfield properties.

Incentive Details

The ESG Program will provide a grant equal to 50% of the cost of eligible environmental studies to a maximum:

- a) grant of \$3,000 for a Phase I ESA;
- b) grant of \$20,000 for any other eligible environmental study;
- c) of two (2) studies per project and \$30,000 per project.

2. Tax Increment Grant (TIG) Program

The Tax Increment Grant (TIG) Program encourages the remediation, renovation, adaptive re-use, expansion of existing buildings, and the development of brownfield sites through tax increment grants. These grants are designed to help pay for:

- site assessment, remediation and risk assessment/management costs not full distributed by the Tax Assistance Program (TAP);
- other non-environmental remediation costs normally associated with brownfield site redevelopment;
- costs associated with the design and construction of environmentally sustainable and high quality buildings;
- and the provision of affordable, assisted, and special needs housing.

Incentive Details

The Town of Oakville will provide an annual grant equal to between 60% and 100% of the municipal property tax increase generated by the project for up to 12 years after project completion, or until such time as the eligible costs have been recovered, whichever comes first.

The percentage and duration of the annual grant payments is dependent on the location of the project and whether or not the project achieves: minimum employment densities, exemplary building/site design implementation/heritage restoration, the inclusion of affordable, assisted, and special needs housing, and/or sustainability initiative status.

Note: TIG only applies to properties requiring environmental remediation and/or risk assessment/management.

3. Tax Assistance Program (TAP)

The Tax Assistance Program (TAP) encourages the remediation, rehabilitation, adaptive reuse and development of brownfield sites by providing a cancellation of the property tax increase. This cancellation is to assist with the payment of environmental remediation for properties undergoing remediation and redevelopment.

Incentive Details

The Town of Oakville will provide municipal property tax assistance in the form of temporary cancellation of the property tax increase. Tax assistance will cease:

- a) when the total tax assistance provided equals the total eligible costs; or,
- b) after three (3) years, whichever comes first.

The matching education property tax assistance will cease:

- a) when the total tax assistance provided equals the total eligible costs; or,
- b) after three (3) years, whichever comes first.

Note: TAP only applies to properties requiring environmental remediation and/or risk assessment/management, and requires the approval of the Provincial Ministry of Finance.

HOW TO APPLY

Applicants will be required to have a pre-application consultation meeting with staff to determine program eligibility, scope of work, and project timing.

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